

**COLUMBIA COUNTY  
INDUSTRIAL LAND  
INVENTORY PROJECT**

**APPENDIX D**

*Transportation Analysis*

**Dated**

January 27, 2022

**Project Number**

2210231.00



MACKENZIE  
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		Roadways		Access		Off-Site			Other
Site ID	Grade	Roadway Frontage	Comments on Roadway Frontage	Access Location	Access Comments	Off-Site Improvements	Off-Site Improvement Comments	Special Permitting (ODOT, Rail, Easements)	Safety Issues*
1	A	Dike Rd, Barton Rd, Lowe (unimproved)	Improve Dike	Dike		None	No off-site improvements expected	None	No
2	B	Barton Rd	Improve Barton	Barton		Barton	Beyond frontage	None	No
3	A	Barton Rd, Dike Rd	Improve Dike and Barton	Barton or Dike	Either frontage	None	No off-site improvements expected	None	No
4	B	Barton Rd	Improve Barton	Barton Frontage		Barton	Beyond frontage	None	No
5	C	Barton Rd, Ege Rd	improve Barton and/or Ege	Barton or Ege	Barton access challenging	Barton/Ege	Beyond frontage	None	No
6	B	Ege Rd	Ege Rd may need improvements beyond frontage	Ege Rd		Ege	Beyond frontage	None	No
7	C	Ege Rd, Young Rd, unnamed right of way	Barton and Young terminate at site, unnamed right of way at north	Ege or Young		Ege and/or Young	Beyond frontage	None	No
8	A	Dike Rd	Improve Dike	Dike	Possible shared access	None	No off-site improvements expected	None	No
9	C	None		Easement	Easement through adjacent parcel is needed	None	No off-site improvements expected	Easement for access	No
10	C	Airport Way	Improve Airport Way	Airport		Airport Way	May need widening/narrow bridge at Timber Rd intersection	Possible intersection or bridge improvements	Yes
11	C	Knott St	Improve Knott, a creek runs along much of the frontage	Knott St		Knott widening	Site to Hwy intersection for trucks	ODOT intersection, creek permitting	No
12	B	Hwy 30	Frontage improvements to ODOT standard including sidewalk	Hwy 30	Access through Dyno Noble site has been discussed or new Hwy 30 access needed beyond current limited approval	Depends on access	Potential decel & turn lane on Hwy 30 if new access	ODOT Approach Permit	No
13	B	Hwy 30, E St	E Street	E St, Hwy 30	ODOT approach permit	Hwy 30, E St	Possible turn lane on Hwy	ODOT Approach, ODOT Rail	
14	A	McNulty Way	McNulty may need sidewalks	McNulty	No existing access	Intersection upgrade	May need signal at Millard Rd and Hwy 30	Possible ODOT Rail	No
15	A	Gable Rd	Gable Rd may need improvements beyond frontage	Gable Rd		Turn lane	A center turn lane may be needed on Gable		No
16	A	Old Portland HWY, Railroad Ave	Both Old Portland and Railroad may need frontage improvements and road improvements	Railroad Ave	Current access crosses railroad tracks	Intersection upgrade	May need signal at Millard Rd and Hwy 30	Possible ODOT Rail	No
17	B	Railroad Ave	Existing right of way may need to be vacated and/or half width constructed. Railroad Ave may need frontage and road improvements	Railroad Ave	Access could come from other roads, if constructed	None	No off-site improvements expected		No
18	C	None	No current roadways front the site. Right of way is shown; road may need to be constructed	Kaster Rd	Access out to Kaster	Access roads	May need to provide road extension to access site		No
19	B	Kaster Rd	Appears recently paved and trucks already utilize	Kaster Rd	There are many points of access. An easement agreement may exist or need to be granted with Cascade Tissue Group	None	No off-site improvements expected	Possible ODOT Rail	Depends on driveway
20	C	None	No current roadways access the site. Right of way is shown; road may need to be constructed	N/A	Easement or new road construction	Access roads	Access roads are substandard		
21	A	W Lane Rd	Improve frontage	W Lane Rd		None	No off-site improvements expected		No
22	A	W Lane Rd, Honeyman Rd	Frontage improvements required on West Lane and Honeyman, including sidewalks	Honeyman Rd	Potentially use existing driveway	None	No off-site improvements expected		
23	A	W Lane Rd	Improve frontage	W Lane Rd		None	No off-site improvements expected		No
24	A	Charles T Parker Way	Frontage on CTPW Completed. Roadway between Site 24 & 25 needs to be constructed	Charles T Parker	Use planned internal access between Site 24 & 25	None	No off-site improvements expected		No
25	A	Charles T Parker Way	Frontage on CTPW completed. Roadway between Site 24 & 25 needs to be finished. West Lane frontage needs to be improved per land use decision	Charles T Parker	Use planned internal access between Sites 24 & 25. Currently no access to northern parcel	None	No off-site improvements expected		No
26	A	W Lane Rd, NE Wagner Ct	Improve West Lane. Wagner is complete.	Wagner Ct		None	No off-site improvements expected		No
27	A	NE Wagner Ct	All frontage improvements completed on NE Wagner Ct	Wagner Ct		None	No off-site improvements expected		No
28	A	W Lane Rd, Crown Zellerbach Logging Rd	Frontage improved except small section of West Lane	W Lane Rd		None	No off-site improvements expected		No
29	A	Moore Road	Land use decision requires improvement of Moore to Honeyman	Commerce Dr	Access will be from Commerce Drive, under construction now	Moore Road & others	Off-site improvements required per land use decision SB1-17		No
30	A	Once platted, will have frontage on Commerce Dr	Right of way will be dedicated when plat records and streets will be fully improved	Moore Road or cul-de-sacs	Access will be from Commerce Drive, under construction now	None	No off-site improvements expected		No
31	B	None	Once Commerce plat is recorded this lot will be incorporated into another lot and will have frontage on the new street	Moore Rd	Easement will be granted when plat is recorded	None	No off-site improvements expected		
32	B	E Columbia Ave	Frontage improvement	E Columbia Ave		Columbia Ave	Some widening may be needed for trucks		Yes
33	A	Dike Rd	Frontage improvement	Dike Rd		Dike Rd	Some widening may be needed for trucks		Yes

\* Safety review based on geometry and sight distance